

045.0

0004

0002.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
1,449,800 / 1,449,800

APPRaised:

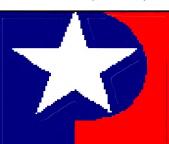
1,449,800 / 1,449,800

USE VALUE:

1,449,800 / 1,449,800

ASSESSED:

1,449,800 / 1,449,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 24 |        | MEDFORD ST, ARLINGTON |

**OWNERSHIP**

Unit #:

|                                     |  |
|-------------------------------------|--|
| Owner 1: ROMAN CATHOLIC ARCH OF BOS |  |
| Owner 2:                            |  |
| Owner 3:                            |  |

Street 1: 24 MEDFORD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

|           |        |
|-----------|--------|
| Owner 1:  |        |
| Owner 2:  |        |
| Street 1: |        |
| Twn/City: |        |
| St/Prov:  | Cntry: |
| Postal:   |        |

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 16,670 Sq. Ft. of land mainly classified as Rectory with a Colonial Building built about 1998, having primarily Brick Exterior and 5484 Square Feet, with 4 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 12 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 961      | Rectory     |          | 16670       |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 0.55 | 1     |             |           |        |   |        |   |        |   | 736,081         |           |   |           |        |      | 736,100   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Legal Description |  |  |  |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  |  |  |  | 31815     |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  |  |  |  | 05/01/00  |

**PREVIOUS ASSESSMENT**

| Parcel ID         |     |     |            |           |           |            |             |               |               |            |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 045.0-0004-0002.A |     |     |            |           |           |            |             |               |               |            |
| Tax Yr            | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2020              | 961 | FV  | 713,700    | 0         | 16,670.   | 736,100    | 1,449,800   | 1,449,800     | Year End Roll | 12/18/2019 |
| 2019              | 961 | FV  | 589,400    | 0         | 16,670.   | 782,100    | 1,371,500   | 1,371,500     | Year End Roll | 1/3/2019   |
| 2018              | 961 | FV  | 589,400    | 0         | 16,670.   | 570,500    | 1,159,900   | 1,159,900     | Year End Roll | 12/20/2017 |
| 2017              | 961 | FV  | 589,400    | 0         | 16,670.   | 496,900    | 1,086,300   | 1,086,300     | Year End Roll | 1/3/2017   |
| 2016              | 906 | FV  | 589,400    | 0         | 16,670.   | 423,200    | 1,012,600   | 1,012,600     | Year End      | 1/4/2016   |
| 2015              | 906 | FV  | 587,300    | 0         | 16,670.   | 414,000    | 1,001,300   | 1,001,300     | Year End Roll | 12/11/2014 |
| 2014              | 906 | FV  | 587,300    | 0         | 16,670.   | 340,400    | 927,700     | 927,700       | Year End Roll | 12/16/2013 |
| 2013              | 906 | FV  | 587,300    | 0         | 16,670.   | 323,900    | 911,200     | 911,200       |               | 12/13/2012 |

**SALES INFORMATION**

| TAX DISTRICT      |           |      |          |           |            |    |     |       |       | PAT ACCT. |  |  |  |
|-------------------|-----------|------|----------|-----------|------------|----|-----|-------|-------|-----------|--|--|--|
| 045.0-0004-0002.A |           |      |          |           |            |    |     |       |       | 3819      |  |  |  |
| Grantor           | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif | Notes |           |  |  |  |
|                   | 01-01     |      | 1/1/1901 | Family    |            | No | No  | N     |       |           |  |  |  |

**BUILDING PERMITS**

| Date       | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| 8/2/1999   | 492    | Alterati | 7,000   |     |            |          |            | REMODEL ATTIC SPAC |
| 3/21/1998  | 159    |          | 800,000 |     |            |          |            | 41X53 2.5 ST BLDG  |
| 9/15/1997  | 550    |          | 2,500   |     |            |          |            | DEMO HOUSE REMAINS |
| 5/22/1997  | 275    |          | 10,000  |     |            |          |            | DEMO FIRE BUILDING |
| 8/14/1996  | 410    | Manual   | 12,500  |     |            |          |            | REPLACE BEAMS      |
| 10/30/1992 | 563    | Manual   | 85,000  |     |            |          |            | DOORS AND RAMP     |

**ACTIVITY INFORMATION**

| Date      | Result   | By      | Name    |
|-----------|----------|---------|---------|
| 5/1/2000  | Measured | 264     | PATRIOT |
| 4/24/1998 | PM       | Peter M |         |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

